

To the Lord Mayor and
Members of Dublin City Council

Report No. 273/2017
Report of the Assistant Chief Executive



Rapid-Build Housing Programme

The attached Report on the Rapid Build Housing Programme was discussed and agreed at the Housing Strategic Policy Committee on the 27th July. It was also agreed that the proposed new Rapid build schemes on various City Council sites would be submitted to the next City Council meeting for consideration.

Brendan Kenny
Assistant Chief Executive

Dated 4th September 2017



Report for Housing SPC, 27th July 2017 - Rapid-Build Housing Programme

“Rebuilding Ireland – an Action Plan for Housing and Homelessness” was launched by the Minister for Housing, Planning, Community and Local Government on 19th July 2016. The overarching aim of this Action Plan is to ramp up delivery of housing from its current undersupply across all tenures to help individuals and families meet their housing needs, and to help those who are currently housed to remain in their homes or be provided with appropriate options of alternative accommodation, especially those families in emergency accommodation.

The Plan is comprehensive and addresses all aspects of the housing system under five Pillars: Address Homelessness, Accelerate Social Housing, Build More Homes, Improve the Rental sector, and Utilise Existing Housing.

The key objective under Pillar 1, Address Homelessness, is to provide early solutions to address the high level of families in emergency accommodation. A Rapid-Build Housing Programme is being implemented to mitigate the issues associated with inappropriate hotel arrangements and to expedite social housing supply. This type of accommodation offers a greater level of stability for homeless families, while move-on options to long-term independent living are identified and secured. Furthermore, such arrangements will facilitate more coordinated needs assessment and support planning for these families, with access to all required services, including welfare, health and housing services. The units are being built to the highest construction standards, and comply with Building Control Regulations. Any units delivered which may ultimately not be required to assist in moving families out of hotels will be used for general social housing allocations,

Phase 1 of the City Council’s Rapid-Build Programme is well underway with 22 high quality homes already completed in Poppintree, Ballymun, in 2016.

Four Rapid-Build projects are currently at a well advanced stage, with 130 units to be delivered on a phased basis from July to September 2017. A Contractor has been appointed to deliver 70 homes on 3 sites and works will commence in August/September. An update on Phase 1 projects is set out in the table below:

Rapid Home Delivery - Houses				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
St. Helena's Drive NW	39	Contractor on site	1st phase completion	Q3 2017
Cherry Orchard	24	Contractor on site	1st phase completion	Q3 2017
Belcamp H	38	Contractor on site.	1st phase completion	Q3 2017
Mourne Road, Drimnagh	29	Contractor on site.	1st phase completion	Q3 2017

Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Former HSE Lands Cherryorchard	53	Assessment of tenders	Award of contract	Q2 2018
Woodbank Drive	4	Assessment of tenders ongoing.	Award of contract	Q4 2017
Rathvilly Park// Virginia Park	13	Assessment of tenders ongoing.	Award of contract	Q4 2017
Total	200			

Rapid Home Delivery – Apartments				
Scheme/Sites	No. of Units	Status	Next Milestone	Expected Completion Date
Fishamble Street (Apartments)	6	Assessment of Tenders	Appoint Design Team	Q4 2018
Bunratty Road (Apartments)	60	Assessment of Tenders	Appoint Design Team	Q4 2018
Total	66			

The continuation of the Rapid-Build Programme is essential to the delivery of increased numbers of social housing units. The City Council is now developing Phase 2 of the Rapid Build Programme. Phase 2 will have an emphasis on “volumetric” Rapid Build, which will maximise the potential of sites and increase the number of social housing units delivered. A number of suitable sites have been identified for Phase 2 of the Rapid-Build Programme, as set out in the table below. These sites are more suited to higher density infill or brownfield site focused on multi unit buildings. Following preliminary examination of these sites, should any be deemed unsuitable for the Rapid-Build Programme, they will be developed as part of the City Council’s traditional build housing programme.

Scheme/Sites	No. of Units (Est)	Status
Woodville House/Kilmore Road	40	Draft Design
The Valley Site, St. Helena’s Road	150	Propose to include both social (50 approx) and starter homes (100 approx) units
Sladmore, Ayrfield	15	Review Site and Feasibility
Springvale, Chapelizod	81	Review Designs
Croftwood Gardens & Environs	45	Review Designs
Grand Canal Harbour Site	80	Prepare Draft Design
Weaver Street Dublin 8	40	Prepare Draft Design
Spine Site, Darndale	80	Review Designs
Bridgefoot Street	58	Feasibility Study and Design in Place
Cork Street Dublin 8	40	Prepare Draft Design
Total	629	

A detailed proposal will be forwarded to the Department of Housing, Planning and Local Government, when a Phase 2 Rapid-Build Programme is approved.

Proposal

1. That Housing Community Strategic Policy Committee note Report “Rapid Building Housing” Programme Phase 2 and recommend same to City Council.
2. Dublin City Council to forward proposal to the Department of Housing, Planning and Local Government for approval.
3. The Housing Department will commence Feasibility Study and Design Plans for each site and seek approval to commence CWMF Stage 1 process.

Anthony Flynn
Executive Manager